



CITY OF MORGAN HILL

**MORGAN HILL REDEVELOPMENT AGENCY
CITY COUNCIL**

COUNCIL CHAMBERS

17555 PEAK AVENUE MORGAN HILL CALIFORNIA 95037

REDEVELOPMENT AGENCY

Dennis Kennedy, Chair
Larry Carr, Vice-Chair
Hedy L. Chang, Agency Member
Steve Tate, Agency Member
Greg Sellers, Agency Member

CITY COUNCIL

Dennis Kennedy, Mayor
Greg Sellers, Mayor Pro Tempore
Hedy L. Chang, Council Member
Steve Tate, , Council Member
Greg Sellers, Council Member

WEDNESDAY, MAY 23, 2001

JOINT AGENDA

**REDEVELOPMENT AGENCY SPECIAL & REGULAR MEETING
&
CITY COUNCIL SPECIAL MEETING**

6:00 P.M.

CALL TO ORDER

(Chairperson/Mayor Kennedy)

ROLL CALL ATTENDANCE

(Agency Secretary/City Clerk Torrez)

DECLARATION OF POSTING OF AGENDA

Per Government Code 54954.2

(Agency Secretary/City Clerk Torrez)

*A Special Meeting is called for Wednesday, May 23, 2001
at 6:00 P.M. for the purpose of conducting a Closed
Session.*

Dennis Kennedy, Chairperson/Mayor

Redevelopment Agency and City Council Action

CLOSED SESSION:

1.

CONFERENCE WITH LEGAL COUNSEL - POTENTIAL LITIGATION

Legal Authority:	Government Code 54956.8 & 54956.9(c) (1 potential case)
Real Property(ies) involved:	APN 728-31-007 & 008; 25.50 acres located on the southwesterly side of Cochrane Road (St. Louise Hospital property)
City Negotiators:	Agency Members; Executive Director; Agency Counsel; and F. Gale Conner, special counsel
Closed Session Topic:	Potential Litigation

OPPORTUNITY FOR PUBLIC COMMENT

ADJOURN TO CLOSED SESSION:

RECONVENE:

CLOSED SESSION ANNOUNCEMENT:

7:00 P.M.

SILENT INVOCATION

PLEDGE OF ALLEGIANCE

CERTIFICATES OF APPRECIATION

For Their Efforts to Protect the Environment and the Health of Morgan Hill's Citizens

C.P. Chang

Wendell Nuss

Qing Wang

Kenneth Davidson

Robert Haney

PRESENTATION

Appreciation for Council Support of Art Ala Carte
Recreation Division

NOW IS THE TIME FOR COMMENTS FROM THE PUBLIC REGARDING ITEMS NOT ON THIS AGENDA.

(See notice attached to the end of this agenda.)

PUBLIC COMMENTS ON ITEMS APPEARING ON THIS AGENDA WILL BE TAKEN AT THE TIME THE ITEM IS ADDRESSED BY THE COUNCIL. PLEASE COMPLETE A SPEAKER CARD AND PRESENT IT TO THE CITY CLERK.

(See notice attached to the end of this agenda.)

PLEASE SUBMIT WRITTEN CORRESPONDENCE TO THE AGENCY SECRETARY/CITY CLERK. THE
AGENCY SECRETARY/CITY CLERK WILL FORWARD CORRESPONDENCE TO THE REDEVELOPMENT
AGENCY/CITY COUNCIL.

Redevelopment Agency Action

OTHER BUSINESS:

	Time Estimate		Page
1)	60 minutes	<u>REPORT ON COMMUNITY WORKSHOPS REGARDING THE MORGAN HILL COURTHOUSE</u>	1
		<u>Recommended Action(s):</u>	
		1. <u>Accept</u> the MIG Report and Supplemental Report on the Morgan Hill Courthouse Summary of Community Workshops, and	
		2. <u>Direct</u> Staff to Transmit the Report to the Santa Clara County Board of Supervisors for Consideration in Their Development of the Courthouse.	

CONSENT CALENDAR: The Consent Calendar may be acted upon with one motion, a second and the vote. The Consent Calendar items are of a routine or generally uncontested nature and may be acted upon with one motion. Pursuant to Section 5.1 of the City Council Rules of Conduct, any member of the Council or public may request to have an item pulled from the Consent Calendar to be acted upon individually.

	Time Estimate		Page
		Consent Calendar: 1 - 10 Minutes	
2)		<u>APRIL 2001 FINANCE AND INVESTMENT REPORT</u>	67
		<u>Recommended Action:</u> <u>Accept and File</u> Report.	

OTHER BUSINESS (continued):

	Time Estimate		Page
3)	10 minutes	<u>FIRST COMMUNITY HOUSING'S MURPHY RANCH HOUSING PROJECT</u>	77
		<u>Recommended Action(s):</u> <u>Adopt</u> Resolution No. MHRA - 230 to:	
		1. <u>Approve</u> a \$3.3 Million Loan to First Community Housing (FCH) to Acquire the Site and Develop the First 62 Units of This 100 Unit project;	
		2. <u>Authorize</u> the Executive Director to Modify and Execute Loan Documents as Required, Provided the Approved Loan Amount is Not Exceeded; and	
		3. <u>Appropriate</u> \$3.3 Million from the Unallocated 20% Housing Set-Aside Fund Balance.	

City Council Action

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	Time Estimate	Page
Consent Calendar: 1 - 10 Minutes		

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|----|---|
| 4) | <u>APPROVE CHANGE ORDER FOR CONSTRUCTION OF THE EAST DUNNE/101 INTERCHANGE IMPROVEMENT PROJECT</u> 163
<u>Recommended Action(s):</u>
1. <u>Approve</u> Change Order to FCI Constructors, Inc. for the Installation of Landscaping and Irrigation for the Dunne Avenue/Highway 101 Interchange Improvement Project in the Amount of \$575,248, and
2. <u>Approve</u> an Amendment to the Contract with Vali Cooper and Associates, Inc. for Construction Management and Inspection Services for the Scope of Work by the Amount of \$49,865. |
|----|---|

OTHER BUSINESS:

- | | Time
Estimate | Page |
|----|---|-------------|
| 5) | 5 minutes
<u>REQUEST FROM MORGAN HILL UNIFIED SCHOOL DISTRICT (MHUSD) TO PARTICIPATE IN PUBLIC IMPROVEMENTS ADJACENT TO BRITTON MIDDLE SCHOOL</u> 167
<u>Recommended Action(s):</u> <u>Discuss</u> the Request from the District and <u>Determine</u> the City's Level of Participation and Funding Source. | |

Redevelopment Agency and City Council Action

OPPORTUNITY FOR PUBLIC COMMENT

CLOSED SESSIONS (continued):

2.
CONFERENCE WITH LEGAL COUNSEL - ANTICIPATED LITIGATION
 Initiation of litigation pursuant to Government Code section 54956.9(c) (one case)

3.

CONFERENCE WITH LABOR NEGOTIATOR

Authority:	Government Code Section 54957.6
Agency Negotiators:	City Manager; Assistant to City Manager; City Attorney
Employee Organization:	AFSCME Local 101, Morgan Hill Community Service Officers Association, Morgan Hill Police Officers Association, and Unrepresented Management Employees
	Chief of Police
	Director of Business Assistance & Housing Services
	Director of Community Development
	Director of Finance
	Director of Public Works/City Engineer
	Human Resources Director
	Assistant to the City Manager
	Council Services and Records Manager

Middle Management - Group 1-B
Police Captain
Deputy Director of Public Works
Deputy City Attorney
Deputy Director of Finance
Chief Building Official
Human Resources Supervisor
Planning Manager
Recreation Manager
Senior Civil Engineer
Budget Manager
Business Assistance and Housing Services Manager
Police Support Services Supervisor
Senior Planner
Utility Systems Manager
Recreation Supervisor
Secretary to the City Manager

4.

CONFERENCE WITH LEGAL COUNSEL (POTENTIAL LITIGATION) & CONFERENCE WITH REAL PROPERTY NEGOTIATORS

Legal Authority:	Government Code 54956.8 & 54946.9(c)
Property:	APN 825-06-002, 003, 029, 030; 36.6 acres (Railroad/Maple - Butterfield Retention Basin Site)
Negotiating Parties:	
For City:	City Manager; Public Works Director
For Property Owners:	Costa Family Partners
Closed Session Topic/Under Negotiation:	Potential Litigation & Price and Terms of Payment

ADJOURN TO CLOSED SESSION:

RECONVENE:

CLOSED SESSION ANNOUNCEMENT:

FUTURE COUNCIL-INITIATED AGENDA ITEMS:

Note: in accordance with Government Code Section 54954.2(a), there shall be no discussion, debate and/or action taken on any request other than providing direction to staff to place the matter of business on a future agenda.

ADJOURNMENT